

**CENTRALIA RV PARK  
SITE INVESTIGATION REPORT**

**JANUARY 7, 2019**

**RB Engineering**

**DESIGN → PERMIT → MANAGE**



## EXECUTIVE SUMMARY

### Subject Site:

The proposed Centralia RV Park is located on four parcels in Centralia, 1306, 1310 & 1318 Harrison and 315 Linda Lane. These lots lie on the northeast side of Harrison Ave between Russel Rd and Caveness Dr. The Centralia RV Park is currently proposed to be 2.61 acres (113,691.6 sf). The site is relatively flat, slightly sloping to the north.

### Zoning and Land Use Issues:

Under the Centralia Zoning Code, the subject property is zoned as C-1 (General Commercial). The proposed Centralia RV Park is an outright permitted use as specified under section 20.27.020 of the CMC.

This site is subject to the review by the City of Centralia. The City will require a Civil Plan Review process, reviewed by the Centralia Site Plan Review Committee (SPRC). The site plan review process is administrative and approved by staff.

All conditions listed under 20.27.020(8) shall be met. The City requests that the address of 1316 be used for all permitting and correspondence for this project site.

### Building Height and Material:

Maximum building height in C-1 zone is 80 feet. No design guidelines were received or reviewed with this report, and no material restrictions or requirements were identified in the City Zoning Code. No new buildings are proposed for this development.

It is proposed to convert the existing building to an Office and restroom/laundry facilities. The proposed improvements shall be ADA compliant and include front loading washer and dryer. All buildings to be removed will require Asbestos reports to be submitted to the City for review. Demolition permits are required for all structures to be removed as part of the proposed development.

### Design:

The individual recreational vehicles lots shall be a minimum of 1000 square feet. No recreational vehicles shall be located within 25' of the property boundaries. The conceptual access location is acceptable. Interior driveways shall be designed per parking lot standards as opposed to private road standards. Frontage improvements are required; however, the City of Centralia is in the process of the design and development of the improvement across the front of the subject properties.

### Floodplain:

The site falls within City of Centralia corporate flood zone and is not listed as being within the 100-year flood boundary, however, it is located within the 1996 flood (100-year PIE) boundary.

### Access:

The proposed access is off Harrison Ave, which is a City maintained road. There is no existing curb gutter or sidewalk across the property frontage, however, the City of Centralia is in the process of the design and development of the frontage improvement across the front of the subject properties. The City has approved the preliminary access location providing access to the site and stated the location can move if necessary being there is no definitive driveway locations on the west side of Harrison Ave. to align with.

### **Site Constraints:**

#### On-site Detention and Water Quality:

- It is assumed at the time of this report that portions of the property will need to be reserved for stormwater runoff and treatment. We anticipate the soils will be well draining and sufficient to provide full infiltration.

#### Development setbacks:

- A 20' setback shall apply to stormwater facility location.

### **Public Utilities and Infrastructure:**

- Water/Sanitary – Centralia Public Works is the water and sanitary provider to this site. The City has stated that a water main is stubbed to the southeast corner of the site. A City sewer main is also located in Harrison Ave.
- Electricity – Centralia City Light is the electric provider to the site.
- Storm Drainage – Centralia Public Works manages stormwater system located in the public right-of-way.

### **Recommendations:**

No site constraints, either physically or regulatory, were identified that would prevent the project from moving forward through the entitlement process. Additional detail can be found in the following Site Investigation Report which further outlines all City processes, site requirements, and utility information. A concept plan, preliminary project schedule and collection of site photos have also been included as part of this Report.

## Site Investigation Report

<b>Centralia RV Park Name and Location</b>	1306, 1310 & 1318 Harrison Ave and 315 Linda Lane, Centralia, WA (Lewis County)
<b>RB Engineering</b>	Robert Balmelli, PE
<b>SIR Issue Date</b>	January 7, 2019
<b>Project Number</b>	18076
<b>RV Park Prototype</b>	28 Stall RV Park
<b>Concept Plan Referenced</b>	Concept Plan C1
<b>Assessor Parcel No.</b>	021078001000, 021082000000, 021077000000, 021078002000
<b>Legal (if subdivided)</b>	Section 06 Township 14W Range 02W
<b>New Building Address</b>	1316 Harrison Avenue shall be used for all permitting moving forward
<b>Current Property Owner &amp; Address</b>	Dennis and Karen Miltenberger PO Box 832 Centralia, WA 98531

<b>PROPOSED PARCEL LAND USE &amp; ZONING</b>			
<b>Annexation Required</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<b>Jurisdiction</b>	City of Centralia
<b>Current Zoning</b>	C-1 – General Commercial	<b>Required Zoning</b>	C-1 – General Commercial
<b>Zoning Code Available</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>On-Line Code Website</b>	<a href="http://www.codepublishing.com/WA/Centralia/">http://www.codepublishing.com/WA/Centralia/</a>
<b>Zoning Map Available</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <a href="http://www.cityofcentralia.com/SIB/files/ZO%20Map%2011%2022%202016%20(1).pdf">http://www.cityofcentralia.com/SIB/files/ZO Map 11 22 2016 (1).pdf</a>	<b>Comp Plan Available</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <a href="http://www.cityofcentralia.com/Page.asp?NavID=396">http://www.cityofcentralia.com/Page.asp?NavID=396</a>
<b>Permitted Use</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Zoning Use Classification</b>	Recreational vehicle parks are a permitted use within the C-1 Zone District.
<b>Conditional Use/Other Restrictions</b>	N/A		

**SITE CHARACTERISTICS / SITE DATA**

Site Dimensions	Front: 283' ±	Left: 475' ±												
	Rear: 344' ±	Right: 273' ±												
Total Square Feet (acreage)	±113,691.6 sf (2.61 ac)													
Corner Location	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>													
Number of Existing Curb Cuts	No existing curb cuts													
Direction of Existing Drainage Flow	Lot slopes to the north													
Current/Previous Use of Site	All existing parcels are currently single-family residential usage.													
Adjacent Property Zoning	North: R20 – High Density Residential East: LBD – Limited Business District	South: C-1 – General Commercial West: C-1 – General Commercial												
Adjacent Property Land Use	North: Candlewood Apartments East: Residential Community	South: Security State Bank West: Village Park Mobile Home Community and Retail Shop												
Removal/Demolition of Existing Improvements Required	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	If Yes, Describe	Four existing homes will be demolished.											
Is Proposed Site Part of Larger Development	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If Yes, Describe	N/A											
Evidence of Rock Standing Water	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If Yes, Describe	N/A											
	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If Yes, Describe	N/A											
General Soil Condition	Lewis County Area, Washington													
	<table border="1"> <thead> <tr> <th>Map Unit</th> <th>Map Unit Name</th> <th>Acres in AOI</th> <th>Percent of AOI</th> </tr> </thead> <tbody> <tr> <td>212</td> <td>Spanaway gravelly sandy loam</td> <td>2.6</td> <td>100.0%</td> </tr> <tr> <td colspan="2"><b>Totals for Area of Interest</b></td> <td><b>2.6</b></td> <td><b>100.0%</b></td> </tr> </tbody> </table>	Map Unit	Map Unit Name	Acres in AOI	Percent of AOI	212	Spanaway gravelly sandy loam	2.6	100.0%	<b>Totals for Area of Interest</b>		<b>2.6</b>	<b>100.0%</b>	
Map Unit	Map Unit Name	Acres in AOI	Percent of AOI											
212	Spanaway gravelly sandy loam	2.6	100.0%											
<b>Totals for Area of Interest</b>		<b>2.6</b>	<b>100.0%</b>											
Visual Obstructions	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If Yes, Describe	N/A											
Traffic Flow Obstruction	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If Yes, Describe	N/A											

## ENTITLEMENT PROCESS

### PLANNING DEPARTMENT

Contacts	Jennifer Kreifels, Associate Planner
	118 W Maple Street – PO Box 609
	Centralia, WA 98532
	(360) 330-7684
	<a href="mailto:Jkreifels@cityofcentralia.com">Jkreifels@cityofcentralia.com</a>

### Boundary Line Adjustment (lot consolidation) Approval Process

Submittal Requirements	Applications to be signed by current owner. Owner to provide application and recording fees		
Approval Process	Site Plan Review Committee reviews for completeness at a regularly schedule weekly meeting. Review includes the following:		
Estimated Timeline	2-3 months		
Plat / Replat / Lot Line Adjustment	BLA for lot consolidation	Estimated Timeline:	2-3 months
Site Plan Required	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Detail Level	Surveyor BLA map
Engineering Required	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Detail Level	
Planning Commission Required	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	City Council Required	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Easements/ Agreement Required	Yes <input type="checkbox"/> No <input type="checkbox"/>		
ROW Dedication Required	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If Yes, Describe	N/A
Studies Required	Asbestos study for existing structures prior to demolition		
Mylars Required	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Recordation Required Prior to Permit Release	Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>

### Planning Approval Process for Site Plan

Submittal Requirements	Submit all preliminary plans to Building and Planning for SPRC Preliminary approval.		
Approval Process	Site Plan Review committee reviews for completeness at a regularly scheduled weekly meeting. City staff discuss the project, then responds to applicant with comments. Review includes the following: <ul style="list-style-type: none"> <li>- Ensuring the proposed lot(s) can be served by utilities</li> <li>- Access</li> <li>- Preliminary Stormwater Design</li> <li>- Zoning requirements</li> <li>- Parking requirements</li> </ul>		
Estimated Timeline:	2 weeks to hold SPR meeting then 2-3 weeks to receive comments		
Expedited Review Process Available	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Additional Fee	N/A
Concurrent Review?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
If yes, describe			
Neighborhood Meeting Required	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Studies Required	None		
Noise Ordinance	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Planning Commission	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Meeting Days	N/A
City Council	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Meeting Days	N/A

Design Review	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Meeting Days	N/A
Site Plan Expiration	6 months	Mylars Required	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Planning Review Fees	None	When Paid	N/A

**PERMIT CONSTRUCTION DOCUMENTS**

Concurrent Review Process	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If yes, which plans are reviewed concurrently?	Civil and building plans can be in design review concurrently.
<b>Engineering Department</b>	
Contacts	Jan Stemkoski, PE, City Engineer 1100 N. Tower Ave Centralia, WA 98531 Jstemkoski@cityofcentralia.com
Submittal Requirements	Two sets of civil design plans w/ two copies of pertinent studies or reports
Review Process	Public works departments review internally and provide comments within 30 days of submittal. Upon receiving comments, the necessary revisions will be made and resubmitted for permit approval.
Estimated Timeline	6-8 weeks
CD Approval Expiration	1 Year
<b>Building Department</b>	
Contacts	Jennifer Kreifels Associate Planner (360) 330-7684 Jkreifels@cityofcentralia.com
Submittal Requirements	Building demolition permits for each building being removed. No new buildings are proposed.
Review Process	Building and Planning department reviews building plans internally and provides comments within 30 days of submittal. Upon receiving comments, the necessary revisions will be made and resubmitted for permit approval.
Estimated Timeline	6-8 weeks
Hazardous Materials Permit Required?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Building Codes Enforced (i.e. 2006 IBC, etc.)	2015 International Codes 2015 WA State Energy Code
<b>Health Department</b>	
Contacts	Lewis County Health Department 360 NW North St Chehalis, WA 98532 (360) 740-1223

## SITE IMPROVEMENT REQUIREMENTS

### Setbacks

<b>Measured from</b>	Property Boundary		
<b>Landscape Setbacks</b>	<b>Front: 10'</b>	<b>Rear: 0'</b>	<b>Side: (adjacent lot) 3'</b>
<b>Building Setbacks</b>	<b>Front: 25'</b>	<b>Rear: 25'</b>	<b>Side: 25'</b>
<b>Parking Setbacks</b>	<b>Front: 25'</b>	<b>Rear: 25'</b>	<b>Side: 25'</b>
<b>Trash Enclosure Setbacks</b>	<b>Front: 10'</b>	<b>Rear: 10'</b>	<b>Side: (adjacent lot) 3'</b>

### Parking Requirements

<b>Code Method of Parking Calculation</b>	No parking code for RV Parks		
<b>Required Number of Spaces</b>		<b>Proposed Number of Spaces</b>	31 spaces (per Concept Plan C1, dated 01-18-18)
<b>CCR/REA/OEA Requirements (Parking ratios)</b>	N/A		
<b>Stall Dimensions Required - Standard</b>	Minimum RV site of 9'x20'	<b>Parking Layout</b>	N/A
<b>Min Drive Aisle Width</b>	9'x 20' = 24'	<b>One-Way/Two-Way Drive Aisle</b>	Two-way
<b>Overhang Allowed</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<b>Depth: 0'</b>	
<b>Compact Stalls Allowed</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Size: Space may be reduced in width only by not more than six inches</b>	<b>Percentage: 50%</b>
<b>Loading Space Required</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<b>Size / Stall Dimensions Required</b>	
<b>Bicycle Parking Required</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
<b>Landscape/Open Space</b>			
<b>Landscape Requirement</b>	Landscaping to be designed by licensed LS Architect.		



<b>Access</b>			
Roadways & Jurisdiction	Harrison Ave – City of Centralia		
Roadway changes Anticipated	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	If Yes, Describe	City to design and construct frontage improvements.
ROW Dedication Anticipated	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If Yes, Describe	
Restricted Access	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If Yes, Describe	N/A
Median Divided Roads	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If Yes, Describe	N/A
Curb Cuts	None existing		
Number Allowed	1		
Size Required	Minimum: 12' Maximum: 45'		
Intersection Setback Required	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If Yes, Describe	

<b>SIGNAGE</b>	
Contact	Jennifer Kreifels City of Centralia (360) 330-7684 Jkreifels@cityofcentralia.com
Overall Sign Allowance Calculation	All signage shall be permitted through Building and Planning
Wall Signage	
Address	12' Commercial Address numbers required by Riverside Fire Authority

<b>UTILITIES</b>			
<b>WET UTILITIES</b>			
<b>Water</b>			
<b>Service Provider</b>	City of Centralia Public Works Department 1100 N Tower Ave Centralia, WA 98531 (360) 330-7512		
<b>Contact Person</b>	Any Oien, Water Operations Manager (360) 330-7512 <a href="mailto:Aoein@cityofcentralia.com">Aoein@cityofcentralia.com</a>		
<b>Available Adjacent to Site (size)</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>If Yes, Where</b>	8" existing water stubbed to SE corner of site.
<b>Stubbed to Property (size)</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>If Yes, Where</b>	8" existing water stubbed to SE corner of site <input type="checkbox"/>
<b>Adequate for Use</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
<b>Allowed to Upsize After the Meter</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
<b>Boring or Street Cut Required</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<b>If Yes, by Whom</b>	N/A
<b>Are Water Rights Required</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<b>If Yes, Describe</b>	N/A
<b>Tap &amp; Meter (sizes/fees)</b>	Water Capital Facilities Charge per ERU: \$2,071 1 ERU = 300 gallons/day		
<b>Tap Made by Whom</b>	Public Works Department		
<b>Required to Extend Main Across Site to Serve Adjacent Site</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
<b>Separate Irrigation Meter Required</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Allowed</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>Back Flow Preventer Required</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
<b>Sanitation</b>			
<b>Service Provider</b>	City of Centralia Public Works Department 1100 N Tower Ave Centralia, WA 98531 (360) 330-7512		
<b>Contact Person</b>	Rick Eaton, Wastewater Operations Manager <a href="mailto:Reaton@cityofcentralia.com">Reaton@cityofcentralia.com</a>		

Available Adjacent to Site (size)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	If Yes, Where	In Harrison Ave.
Stubbed to Property (size)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	If Yes, Where	6" existing sewer stubbed to site for existing services
Adequate for Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Boring or Street Cut Required	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If Yes, by Whom	N/A
Taps (sizes/fees)	Sewer Capital Facilities Charge per ERU: \$3,030  1 ERU = 250 gallons/day	Minimum Tap Size Allowed	6"
Fees Based on Water Usage	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Special Assessments	N/A
Required to Extend Main Across Site to Serve Adjacent Site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
<b>Storm Drainage</b>			
Service Provider	City of Centralia Public Works Department 1100 N Tower Ave Centralia, WA 98531 (360) 330-7512		
Contact Person	Patty Page, PE		
Regional Available	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If Yes, Where	
Storm Sewer System Existing	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Public: Frontage improvements only Private: None	
Storm Sewer Tap Permitted	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Tap Made by Whom	N/A		
Adequate for Use	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
On-Site Detention Required	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		

Underground Detention Allowed	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Water Quality Required	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Sand/Oil Separator Required	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Size Required	Not Applicable
Required to Extend Main Across Site to Serve Adjacent Site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Engineering Study for storm water (retention or runoff) Required	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Any Off-site Drainage Crossing Site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any Existing Drainage Studies Done for Site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Project within FEMA Floodway or Flood Plain	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Would Development Require FEMA approval or map revision	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
NPDES/SWPPP Permit Required	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Approval Jurisdiction	City State
<b>DRY UTILITIES</b>			
<b>Electricity</b>			
Service Provider	Centralia City Light 1100 N Tower Ave Centralia, WA 98531 (360) 330-7512		
Contact Person	Curtis Roe Electrical Technician IV Centralia City Light Engineering (360) 330-7512 Croe@cityofcentralia.com		
Submittal Requirements	New Service Questionnaire / Agreement form available online: <a href="http://www.cityofcentralia.com/Files/Commercial%20New%20Serv">http://www.cityofcentralia.com/Files/Commercial%20New%20Serv</a>		
Available Adjacent to Site	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	If Yes, Where	Harrison Avenue
Adequate for Use	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Overhead Lines Existing	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Required to Underground	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Underground Service Required	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		

<b>Gas</b>			
<b>Service Provider</b>	Puget Sound Energy		
<b>Available Adjacent to Site</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>If Yes, Where</b>	Harrison Avenue
<b>Adequate for Use</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
<b>Phone, Cable &amp; Internet</b>			
<b>Service Provider</b>	CenturyLink or Xfinity		
<b>Available Adjacent to Site</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Existing telecom facilities in Harrison Ave	